

Town of Nolensville
Planning Commission Meeting
Regular Meeting
November 18, 2004
7:00 P.M.

Members in attendance were as follows: James Clark, Frank Wilson, Rick Fisher, Willis Wells, Charles Knapper, Larry Gardner, Bob Haines, and Joe Curtsinger. Rob Pease was absent. Staff present: Dana Ausbrooks, Bill Terry, Richard Woodroof, and Tonia Smith.

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of minutes

Larry Gardner made a motion to approve the minutes, seconded by James Clark, passed unanimously.

Agenda Item IV- Citizen Comments

There were no citizen comments.

Agenda Item V- New Business

a.) Ballenger Farms, Phase 2

Bill Terry stated that this is a preliminary plat for Ballenger Farms, phase 2. The engineer has addressed the comments that were submitted. There was one question remaining on lots 246 and 247 if a fire hydrant was within 500 feet of the lots.

Richard Woodroof stated that they were within the area.

Charles Knapper asked Mike Anderson (the engineer of Ballenger Farms), "In Phase 1, did we have sidewalk on both sides of the street?"

Mike Anderson stated that the sidewalk was on one side of the street. On the original sketch plan we outline the entire sidewalk system, which has been approved.

Staff recommendation is to approve the preliminary plat.

Frank Wilson made a motion to approve the preliminary plat for Ballenger Farms, Phase 2. Rick Fisher seconded the motion. Motion was passed 6 (Bob Haines, Larry Gardner, Charles Knapper, Willis Wells, Rick Fisher, and Frank Wilson) to 2 (James Clark and Joe Curtsinger abstained).

Charles Knapper asked the board to combine agenda items:

- b.) Elimination of UR Zone & Changes to Zoning Map
- c.) Mobile Home Zones & Changes to Zoning Map
- d.) Rezoning of Nolensville Road East and West to Commercial

Bill Terry stated due to the fact these rezoning considerations would take up a lot of land area in the Northern part of Town. He feels it is important that the Planning Commission look at these certain things:

- 1.) What is your land use development goal for Nolensville Road?
- 2.) What types of commercial would you want to locate along Nolensville Road and how would they look?
- 3.) How much commercial land do you need in Nolensville to meet the demand of the community and surrounding area?
- 4.) How much land would be involved in the rezoning?

Bill Terry stated he would recommend deferring this tonight and having a land use study preformed.

Charles Knapper made a motion to table and defer:

- b.) Elimination of UR Zone & Changes to Zoning Map
- c.) Mobile Home Zones & Changes to Zoning Map
- g.) Rezoning of Nolensville Road East and West to Commercial

Rick Fisher seconded the motion, passed unanimously.

- d.) Sunset Park

Bill Terry stated this is a development outside of the city limits therefore it is out of your control. We did have four comments:

- 1. There is only one-way in and out. We like more than one, and the fire protection language strongly encourages it.
- 2. Is Owen Road usable for access?
- 3. Additional street connections to the boundary lines are needed to provide for a future connected street system when the other tracts are developed.
- 4. What will be the impact on Sunset Road and the traffic signal warrants at Nolensville Pike?

Charles Knapper made a motion to send a letter, draw up by the attorneys and Mr. Terry, addressing these issue and stating we do not approve of this plan. Willis Wells seconded the motion, passed unanimously.

- e.) Speed on Bent Creek Road Design

Richard Woodroof stated the Planning Commission voted last month for the design speed to be 35 mph. He was given some more information on the design speed. He stated, "We had set it at 35 mph, after some discussion with the Mayor and some other people, we were looking at Nolensville Road is 30 mph through our commercial area. We were

thinking 30 mph would be a better speed. It would also help out on the design of the road and to give it a better design onto Clovercroft Road.”

Larry Gardner asked, “what where the difference in 35 mph and 30 mph on the design?”

Mike Delviziis stated that he would like to clarify that not only is this applying to Sam Donald Road, it also affect the road that will connect to Nolensville Road. With the design speed set for 30 mph, it would minimize some of the impact that would happen around the cemetery property.

Charles Knapper stated is would be traffic clamming effect for the road design. He felt it should be set at 30 mph.

Larry Gardner asked,”Would a 30 mph design speed make you have a little tighter curve?”

Mike Delviziis stated it would make the curve tighter. The speed design would give them flexible to move the curve either closure to or away from town. It would also help with the collection of Clovercroft Road.

Staff recommendation would be for approval of 30 mph speed.

Willis Wells made a motion for approval of 30 mph design speed. James Clark seconded the motion, motion passed with 7 for (James Clark, Rick Fisher, Frank Wilson, Willis Wells, Charles Knapper, Bob Haines, and Joe Curtsinger) and 1 apposed (Larry Gardner).

f.) Proposed design of Clovercroft Road

Frank Wilson stated he would like to recuse himself.

Richard Woodroof stated the existing road (Clovercroft) has 22 feet of pavement with 10-foot lanes and with ditch section on the sides. The engineers and the developers of Bent Creek brought to him a proposed cross section of a typical roadway section. In their typical roadway section, they have for a 50-foot right of way and 10-foot lanes with 3-foot shoulders. Our subdivision regulations shows at 60 foot right of way with a curb and gutter. They would like for the Planning Commission to grant a variance to use the typical roadway section they sent in.

Staff recommendation would be to have a minimum of 12-foot lanes.

Charles Knapper stated, “that we would need to look at the road width 10-foot or 12-foot. Also we have to look at the curb and gutter situation. Our collector road requires a curb and a gutter. This is on the property that comes off of Clovercroft and comes down be side the cemetery. This would be a-typical for the rest of Clovercroft Road. The rest of Clovercroft Road has a road with two ditches. The question that comes up is the road that will run up beside the cemetery, going to be an area that’s going to be developing in the

years, commercial or village fringe, who knows? Do we really want a road that just has ditches? Yes, I know Nolensville Road has just ditches. But we are talking about a down town area at sometime, and future development probably North and South of each side of the road. What width do we want and do we really want to make this road the first road that we will require curb and gutter on, to look like the rest of the roads that well come later on.”

Larry Gardner stated he would like to know if we are going to require sidewalks.

Joe Curtsinger stated he would like to see a wider shoulder for the use for if someone was to break down.

Rick Fisher asked, “if the road was a collector road and if it is. I feel that we should stay with what is in the subdivision regulations and not have any variance.”

Bill Terry stated there are some considerations to look at:

- 1.) What is the use in traffic?
- 2.) Plan for future improvements.
- 3.) Have a usable shoulder involved.

Larry Gardner asked if they could have only one side with sidewalks?

Mike Delviziis stated he was not sure if he could say, “yes.”

Rick Fisher stated he recommend that we use the cross section in the collector roadway in the subdivision regulation.

Charles F. Knapper stated he would recommend going back and seeing if a 60-foot right-of-way could be obtained.

Larry Gardner made a motion to table the proposed design of Clovercroft Road until next month meeting. James Clark seconded the motion, motion passed unanimously. Frank Wilson recused himself.

h.) Appointment of the Planning Commission Members

Charles Knapper stated he would make a recommendation for Planning Commission Members for 2005.

Willis Wells- 4 year term

Larry Gardner- 4 year term

Rick Fisher- 3 year term

James Clark- 3 year term

Frank Wilson- 2 year term

Jimmy Alexander- 2 year term

Bob Haines- 1 year term

Charles Knapper stated they Rob Pease had sent in his resignation letter for the Planning Commission. In the December meeting he would have a recommendation for Rob Pease's place on the board, it would be a three (3) year term. Also he stated that by December he would have a recommendation for the Board of Zoning Appeals and the Historic District Commission.

Agenda Item VI- Old Business

a.) Monthly Bond Report

Richard Woodroof stated that Continental Development (13-c) well expire on December 28. The current amount of the bond is \$100,000.

Staff recommendation is to renew the bond at \$100,000.

Willis Wells made a motion to set the Continental Development bond to \$100,000. Rick Fisher seconded the motion, motion passed unanimously.

Agenda Item VII- Other Business

Jimmy Alexander discussed with the Planning Commission a meeting he had attend regarding Nolen Park. Some of the issues were:

- 1.) The lots abutting Alex Court and Dortch Lane be increased in size to 20,000 square feet.
- 2.) Rolling Hills Drive be eliminated and have a pedestrian walking trail instead.
- 3.) The developer would have a stub out that would connect to Oldham Drive.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 8:25 P.M.

Larry Gardner
Secretary for the Planning Commission